



TOWN OF EASTHAM

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**EASTHAM PLANNING BOARD
PUBLIC HEARING
MEETING AGENDA [Revised]
Earle Mountain Room
May 18, 2016, 5:00 pm**

1. Opening Statements
2. **Case No. PB2016-12** – 4665 State Highway, Map 8, Parcel 290. Breakwater Holdings LLC (Owner) seeks Site Plan Approval – Special Permit pursuant to Eastham Zoning By-Law Section XIII.B.1.B (Site Plan Approval – Special Permit) to alter an existing office to a one bedroom apartment.
3. Discussion on potential new zoning by-law and/or zoning bylaw revisions. Board will review and prioritize list of potential items to analyze in the coming year, possibly including:
 - Screening Requirements
 - Setback Requirements for accessory structures
 - Zoning Use Table
 - View Obstruction Bylaw
 - Tree Cutting Bylaw
 - Parking requirements for certain residential uses
 - General application requirements for site plan review
 - Affordable Accessory Apartment Bylaw
 - Open Space Residential Development Bylaw
 - Inclusionary Zoning Bylaw
4. Review and approve minutes: April 6, 2016 and April 20, 2016
5. Any other business that may come before the Board
6. Adjournment